



G.R.  
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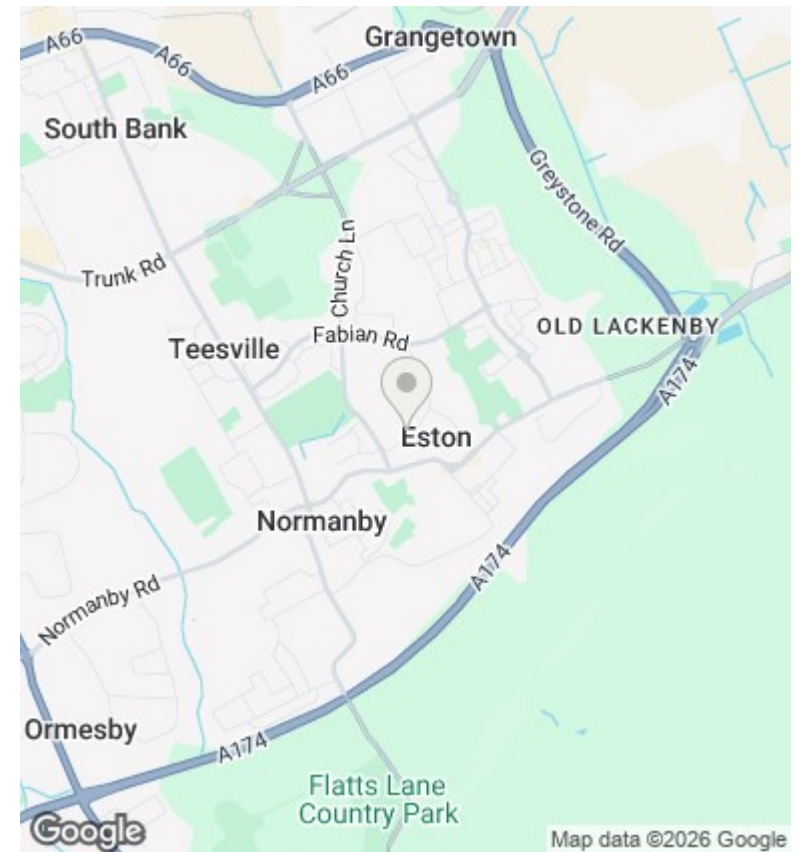
## 2 Westminster Close, Middlesbrough, TS6 9NU

£190,000

- Rarely Available – Situated in the sought-after, family-friendly area of Eston TS6
- Versatile Extra Room – Additional sitting room, ideal as a toy room, home office, or snug
- Spacious Open-Plan Living – Stylish lounge/diner with a sleek log burner, perfect for cosy nights
- Ample Parking – Generous three-car driveway, making parking hassle-free
- Modern & Practical Design – Contemporary kitchen, separate utility room, and WC for ultimate convenience
- Move-In Ready – Beautifully remodelled throughout, offering a perfect blend of comfort and style



TOTAL FLOOR AREA: 1166 sq ft. (108.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	